

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 20, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth, Chairman of the Policy and Procedures Committee, noted that the Committee had reviewed a new affidavits submission procedure and announced her intention to seek approval by the Planning Commission on Thursday, April 4, 2002.

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NOISE STUDY SUBMISSION GUIDELINES

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION ENDORSE THE PROPOSED NOISE STUDY SUBMISSION GUIDELINES AS CONTAINED IN THE STAFF REPORT DATED MARCH 7, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner Alcorn reminded the Commission that there would be two Outreach meetings, the first on Saturday, April 6, 2002 at 9:00 a.m. for information purposes and the second on

Tuesday, April 16, 2002 at 7:00 p.m. to dialogue with the community, regarding proposed revisions to the Development Criteria in the Policy Plan. He noted that both meetings would take place in Conference Rooms 4 and 5 of the Government Center and added that all interested parties were encouraged to attend.

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Commissioner DuBois, citing the need for more review time, MOVED THAT WE (FURTHER) DEFER 2232-D01-23, SPRINT PCS, TO A DATE CERTAIN OF APRIL 18, 2002, FOR DECISION ONLY.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Koch absent from the meeting.

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Commissioner Kelso, to allow more time for review, MOVED THAT THE PUBLIC HEARING ON S98-CW-1CP(B), OUT-OF-TURN PLAN AMENDMENT FOR THE SPRINGFIELD CBC STUDY, BE DEFERRED TO A DATE CERTAIN OF APRIL 17, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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456A-S96-6-1 - AT&T WIRELESS - 5755 Revercomb Court

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN ITEM 456A-S96-6-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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FSA-S96-47-1 - AT&T WIRELESS - S. Run Park, Pohick Road, Fairfax County Parkway

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" AMENDMENT FSA-S96-47-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION (FURTHER) DEFER (THE DECISION ONLY ON) SE-01-M-036 (PINECREST SCHOOL) UNTIL THURSDAY, APRIL 4, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Chairman Murphy announced that Commissioner de la Fe had been named "Citizen of the Year" by the Federation of Citizens Associations. On behalf of the entire Commission, Chairman Murphy congratulated him.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. S01-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District)
2. CAPITAL IMPROVEMENT PROGRAM (CIP) FY2003 - FY2007
3. PCA-C-969-4 - DSV DULLES FOX MILL LP

This order was accepted without objection.

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S01-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan, in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22, concerning approx. 25 ac. bounded by Richmond Hwy., Pohick Church, the Lower Potomac Pollution Control Plant & the Woodside Apartments. The subject area is planned for housing for the elderly at a density of 4-5 du/ac. The Plan Amendment will consider removing the age restriction for the planned residential use & changing the planned residential density to 3-4 du/ac. Modifications to the transportation recommendations may also be considered. Tax Maps 108-1 ((1))27A, 27B & 108-3((1))16). MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. Steve McGregor, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the language outlined on page 3 of the staff report.

In response to questions from Commissioner Kelso, Mr. McGregor confirmed that the multiplier allowed for housing for the elderly units could apply to the subject property.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Ms. Molly Harbin, with McGuire Woods, representing the subject property owners, supported the proposed Plan Amendment.

In response to questions from Commissioner Smyth, Ms. Harbin said schools would certainly be a consideration to be addressed during the rezoning process.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, representing the Federation of Lorton Communities, spoke in support of the application.

Mr. Gorham responded to questions from Commissioners Hall and Murphy regarding the buffer area to be provided. Commissioner Hall suggested that the Plan language should specifically state the type and size of buffer the citizens wanted so that when a rezoning application was evaluated, the proper buffer would be requested.

Mr. McGregor responded to questions from Commissioner Harsel about the difference between semi-public uses and institutional uses and whether there was a definition of semi-public in the Zoning Ordinance.

Commissioner Byers explained why the subject property had been planned for housing for the elderly and why it was no longer needed for that purpose.

Commissioner Hall reiterated that commitments made to citizens during the Plan Amendment process were not necessarily valid when it came time to rezone a property. She repeated her suggestion that specific recommendations be placed in the Plan language so that any rezoning applicant would know what was desired.

There being no further comments or questions from the Commission and Mr. McGregor having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE OUT-OF-TURN PLAN AMENDMENT S01-IV-LP1.

Commissioners Wilson and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioner Koch absent from the meeting.

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CAPITAL IMPROVEMENT PROGRAM (CIP) FY2003 - FY2007 -

In accordance w/Sect. 15-2-2239 of the *Code of Virginia*, a public hearing will be held on the advertised Fairfax County CIP, Fiscal Years 2003-2007 (with future fiscal years to 2012). PUBLIC HEARING.

Ms. Pam Nee, Planning Division, Department of Planning and Zoning, presented the staff summary of the CIP, noting that it included the following sixteen program elements: Schools, Park Authority, Northern Virginia Regional Park Authority, Libraries, Human Services, Community Development, Housing Development, Revitalization, Criminal Justice, Public Safety, Facilities Maintenance and Management, Solid Waste, Neighborhood Improvements, Sewer, Water, and Transportation. A copy of the proposed CIP is in the date file.

In response to questions from Commissioner Smyth, Ms. Nee confirmed that there were no library projects in this current CIP, but that, as explained on page 44, it was anticipated that library costs would be funded by a future bond referendum. Commissioner Smyth commented that many schools were facing financial difficulties and one of the first places cuts were made was to library acquisitions, which placed an additional burden on the public libraries.

Commissioner DuBois reminded the Commission that there was a CIP Committee meeting scheduled tomorrow night, March 21, 2002 at 7:30 p.m. in the Board Conference Room.

Chairman Murphy called for speakers from the audience.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, representing the South Run Coalition and the Laurel Hill Task Force, spoke in support of the proposed CIP. He suggested, however, that statements be added to the narrative that would reflect the opportunities now available as a result of the Public/Private Education Facilities and Infrastructure Act of 2002, the so-called public/private partnership program.

There being no more speakers or further comments or questions from the Commission and Ms. Nee having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action. (A verbatim transcript is in the date file.)

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Commissioner DuBois was not prepared to make a motion at this time, therefore Chairman Murphy suggested a motion to defer the decision only to the mark up session scheduled on April 4, 2002, with the record remaining open for written comment.

Commissioner Kelso SO MOVED.

Commissioners Byers and DuBois seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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PCA-C-696-4 - DSV DULLES FOX MILL LP - Appl. to amend the proffers for RZ-C-696 to permit mixed use development w/an overall FAR of 0.99 on property generally located in the S.E. quadrant of the intersection of Horse Pen Rd. & Sunrise Valley Dr. on approx. 63.12 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((5))2-5, 7, 8 & 16-1((25))1 & 6. HUNTER MILL DISTRICT. PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated February 15, 2002. There were no disclosures by Commission members.

Mr. William Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Smyth, Mr. Mayland said that Proffer VII, 5 could be clarified to specify the time period the County Archeologist would have to conduct a survey.

Mr. Walsh explained that approval of this proffered condition amendment would expedite the transportation improvements previously proffered by the applicant. He added that the applicant had, at staff's request, committed to provide a minimum of 42,000 square feet of retail use.

There being no further comments or questions from the Commission and Mr. Mayland having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim transcript is in the date file.)

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Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-C-696-4, SUBJECT TO THE PROFFERS DATED MARCH 5, 2002 IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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The meeting was adjourned at 9:11 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on: September 10, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission